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9 Attorneys for Jeffrey I. Golden, Trustee

10 UNITED STATES BANKRUPTCY COURT

11 CENTRAL DISTRICT OF CALIFORNIA

12 SANTA ANA DIVISION

13 In re

14 JAMIE LYNN GALLIAN,

15 Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**DECLARATION OF LORI ALVAREZ RE
COURT'S ORDER VACATING MARCH 4,
2025 AUCTION RESULTS AND RE-
SETTING AUCTION FOR MARCH 27, 2025
(*DOCKET NO. 569*)**

Date: March 27, 2025

Time: 10:00 a.m.

Ctrm: 5C

411 West Fourth Street
Santa Ana, California

21 I, Lori Alvarez, declare as follows:¹

22 1. I am an individual over 18 years of age.

23 2. The facts set forth below are true of my personal knowledge. If called upon to do so,

24 I could and would competently testify as to the facts set forth in this Declaration.

25
26
27 ¹ Although I understand that the Court asked for declarations of conversations between buyers and brokers to be filed by
28 March 20, 2025, since I was not retained by Mr. Peplin until March 19, 2025, I was unable to submit this declaration
sooner, but am filing it as soon as possible thereafter.

1 3. I am a licensed real estate salesperson with Real Estate Resolved (“RE Resolved”).

2 4. I was recently contacted by Greg Peplin to represent him as overbidder to purchase
3 the manufactured home described as a 2014 Skyline Custom Villa, decal no. LBM 1081 (the
4 “Property”) currently located at 16222 Monterey Lane, Space #376, Huntington Beach, California
5 92649 (the “Space”) (the “Property”) from Jeffrey I. Golden, the Chapter 7 trustee for Jamie Lynn
6 Gallian (the “Debtor”). I just signed a written agreement with Mr. Peplin on March 19, 2025.

7 5. Until this week when I spoke with Mr. Peplin, I have had no dealings with Mr.
8 Peplin. I have never met or spoken with Jamie Lynn Gallain or Jeff Golden. I only spoke on March
9 21, 2025 with Eric Israel in order to prepare this declaration.

10 6. I have had no conversations with David Guarino, Richard Herr or anyone else from
11 Galaxy Homes. I have not spoken with any other potential overbidders and do not intend to do so at
12 any time through the March 27, 2025 auction hearing.

13 7. I understand that if Mr. Peplin is the successful bidder and the Court confirms the sale
14 to him, a 3% commission would be payable to me, subject to Court approval. I have not agreed to
15 share any commission I receive with any party other than my real estate brokerage – RE Resolved.

16 8. I intend to appear at the auction hearing on March 27, 2025, at 10:00 a.m. **Honchariw**
17 and will be available to answer any questions.

18
19 I declare under penalty of perjury under the laws of the United States of America that the
20 foregoing is true and correct.

21 Executed at La Verne, California, on March 22, 2025.

22
23
24 
25 _____
26 LORI ALVAREZ
27
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

A true and correct copy of the foregoing document entitled **DECLARATION OF LORI ALVAREZ RE COURT'S ORDER VACATING MARCH 4, 2025 AUCTION RESULTS AND RE-SETTING AUCTION FOR MARCH 27, 2025 (DOCKET NO. 569)** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **March 24, 2025**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Bradford Barnhardt bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- Christopher L Blank chris@chrisblanklaw.com
- Aaron E. De Leest adeleest@marshackhays.com, adeleest@marshackhays.com, alinares@ecf.courtdrive.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com; Goe.RobertP.R@notify.bestcase.com; ajohnston@goforlaw.com
- Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net; kadele@go2.law; C205@ecfcbis.com
- D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
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- Valerie Smith claims@recoverycorp.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL: On **March 24, 2025**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **March 24, 2025**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

None.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

March 24, 2025

D. Woo

/s/ D. Woo

Date

Type Name

Signature

Label Matrix for local noticing

0973-8

Case 8:21-bk-11710-SC

Central District of California

Santa Ana

Mon Mar 24 09:16:29 PDT 2025

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HUNTINGTON BEACH, CA 92649-2258

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Gorden May Grant, Genovese & Baratta

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Santa Ana CA 92702-4515

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Houser Bros. Co.dba Rancho Del

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San Dimasa CA 91773-4045

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Main Document Page 6 of 8
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The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

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Cincinnati OH 45201-5229

(d)US Bank NA
PO Box 64799
Saint Paul, MN 55164

(d)Janine Jasso
PO Box 370161
El Paso, CA 79937

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

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(u)The Huntington Beach Gables Homeowners Ass

(u)Michael Chulak-tunknown)
Mchulak@MTcLaw.com

(d)People of the St of CA
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End of Label Matrix
Mailable recipients 92
Bypassed recipients 4
Total 96